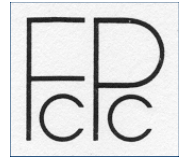




FREDERICK COUNTY PLANNING COMMISSION  
WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## MEETING SUMMARY

### Wednesday December 12, 2012

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| ITEM | TIME | ACTION REQUESTED |
|------|------|------------------|
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**9:30 A.M.**

1. **MINUTES**

**DECISION**

**September 19, 2012**

**Decision:** Ms. Wolfe moved to approve the Minutes as corrected from the September 19, 2012 FcPc Meeting. Mr. Young 2<sup>nd</sup>.

Mr. Hall objected that the minutes still did not reflect that a \$250,000 donation was proffered in lieu of the transportation study in the Urbana Northern MXD Phase 1 Zoning Amendment.

Mr. Young then moved to amend the original motion to add wording that the \$250,000 was proffered for a school site in lieu of \$250,000 for the transportation study. Mr. Hall 2<sup>nd</sup>.

Vote 5-0-0-1

For: 5 – Young, McClurkin, Hall, Lawrence, and Wolfe  
Against: 0  
Abstain: 0  
Absent: 1 – Robbins

The original motion to approve the Minutes as amended and corrected was then voted upon.

Vote 5-0-0-1

For: 5 – Young, McClurkin, Hall, Lawrence, and Wolfe  
Against: 0  
Abstain: 0  
Absent: 1 – Robbins

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### **October 10, 2012**

**Decision:** Mr. Young moved to approve the minutes as corrected from the October 10, 2012 FcPc Meeting. Ms. Wolfe 2<sup>nd</sup>.

Vote 5-0-0-1

### **October 24, 2012**

**Decision:** Mr. Hall moved to approve the Minutes as written from the October 24, 2012 FcPc Meeting. Ms. Wolfe 2<sup>nd</sup>.

Vote 5-0-0-1

For: 5 – Young, McClurkin, Hall, Lawrence, and Wolfe  
Against: 0  
Abstain: 0  
Absent: 1 - Robbins

### **November 14, 2012**

**Decision:** Ms. Wolfe moved to approve the Minutes as written from the November 14, 2012 FcPc Meeting. Mr. McClurkin 2<sup>nd</sup>.

Vote 4-0-1-1

For: 4 – Young, McClurkin, Lawrence, and Wolfe  
Against: 0  
Abstain: 1 - Hall  
Absent: 1 - Robbins

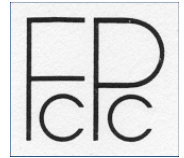
2. **PLANNING COMMISSION COMMENTS:** **INFORMATIONAL**  
Mr. Young stated that he would be leaving the meeting due to another commitment and commented on the tier mapping.
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**  
Mr. Soter stated that an additional 3<sup>rd</sup> Planning Commission meeting each month, as well as evening meetings, may be needed to accommodate the full workload scheduled for 2013.

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### 4. **SEPTIC BILL- GROWTH TIER MAPPING**

### **INFORMATIONAL**

Staff presented, for information only, the draft Growth Tier mapping related to SB 236 i.e., the Septic Bill. The draft mapping will also be presented to the Board of Commissioners prior to submission to the state by December 31<sup>st</sup>.

#### **Staff Presentation:**

*Eric Soter, Division Director and Jim Gugel, Planning Manager*

### 5. **AGRICULTURAL LAND PRESERVATION**

### **FINDING OF CONSISTENCY**

a) *Frederick County Installment Purchase Program (IPP) – FY13 IPP Easement Applications*  
Applications were reviewed and requested for finding of consistency with the Frederick County Comprehensive Plan.

#### **Staff Presentation:**

*Anne M. Bradley, Land Preservation Program Administrator*

**Decision:** Ms. Wolfe made a motion **FOR FINDING OF CONSISTENCY** with the Comprehensive Plan. Mr. McClurkin 2<sup>nd</sup>.

**Vote:** 6-0-0-2

**For:** 4 –McClurkin, Hall, Lawrence, and Wolfe

**Against:** 0

**Abstain:** 0

**Absent:** 2 – Robbins and Young

### 6. **PRELIMINARY PLANS**

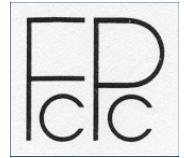
### **DECISION**

- a) [Spring Hollow Farm](#) – The applicant requested preliminary plan approval for 14 Residential Cluster lots and a remainder lot. Located at the southwest corner of Mussetter Road and West Hyatt Road, directly across from East Hyatt Road. Zoned: Residential (R-1), New Market Planning Region. Tax Map 79 / Parcel 173.  
File: S1103, Plan AP12898, APFO AP12899 & FRO AP12740

#### **Staff Presentation:**

*Mike Wilkins, Principal Planner*

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## MEETING SUMMARY

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**Decision:** Ms. Wolfe made a motion to approve the preliminary plan as presented with conditions as listed in the staff report.

Vote: 3-1-0-2  
For: 3 – McClurkin, Lawrence, and Wolfe  
Against: 1 - Hall  
Abstain: 0  
Absent: 2 – Robbins and Young

- a) [Clover Hill III, Section 12](#) – The applicant requested preliminary plan approval for 6 residential single family lots. Located at the southwest corner of Poole Jones Road and Christopher's Crossing. Zoned: Residential (R-3), Frederick Planning Region. Tax Map 57 / Parcel 17. File: S907, Plan AP12970, APFO AP12971 & FRO AP12972

**Staff Presentation:**

*Mike Wilkins, Principal Planner*

**Decision:** Ms. Wolfe made a motion to approve the preliminary plan as presented with conditions as listed. Mr. Hall 2<sup>nd</sup>.

Vote: 4-0-0-2  
For: 4 – McClurkin, Hall, Lawrence, and Wolfe  
Against: 0  
Abstain: 0  
Absent: 2 – Robbins and Young

#### 7. **SITE PLANS**

#### **DECISION**

- a) [Center at Monocacy, Lot 1](#) - The Applicant requested Site Plan and APFO approval for a 21,775 square foot one story office business/restaurant/commercial retail building for uses permitted in the LI zoning district, on a 3.116-acre site. Located along MD 85 and Pegasus Court. Zoned: Limited Industrial (LI), Frederick Planning Region. Tax Map 86 / Parcel 245, Lot 1. File: SP 96-35, Site AP12946, APFO AP12948 & FRO AP12949

**Staff Presentation:**

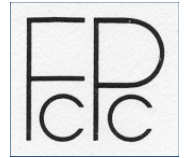
*Tolson DeSa, Principal Planner*

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**Decision:** Ms. Wolfe made a motion to approve the site plan with conditions as listed in the staff report as well as two additional conditions: Mr. Hall 2<sup>nd</sup>.

1. Dumpster could be moved to another acceptable location should there be future access connections.
2. Granting of a parking waiver if spaces are not required, reducing parking spaces to 130, but have the right to increase back to 157 if necessary.

Vote: 4-0-0-2

For: 4 – McClurkin, Hall, Lawrence, and Wolfe

Against: 0

Abstain: 0

Absent: 2 – Robbins and Young

- b) [Center at Monocacy, Lot 15](#) - The Applicant requested Planned Commercial/Industrial Development Site Plan and APFO approval to construct two separate buildings on Lot 15; one 8,000 square foot, one story restaurant and a 8,125 square foot, one-story building with a 3,500 square foot restaurant and 4,625 square foot commercial retail mix, on a 3.69-acre site. Located along MD 85 and Pegasus Court. Zoned: Limited Industrial (LI), Frederick Planning Region. Tax Map 86 /Parcel 245, Lot 15.

File: SP 96-35, Site AP12952, APFO AP12954 & FRO AP12955

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Decision:** Ms. Wolfe made a motion to approve the site plan with conditions as listed in the staff report. Mr. Hall 2<sup>nd</sup>.

Vote: 3-1-0-2

For: 3 – Hall, Lawrence, and Wolfe

Against: 1 - McClurkin

Abstain: 0

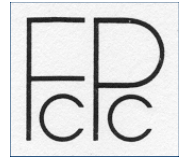
Absent: 2 – Robbins and Young

*Meeting adjourned at 1:00 p.m.*

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